

Gloria Olmos, Mayor
Rudy Bojorquez, Mayor Pro Tem
Manuel Acosta, Councilmember
Hector Delgado, Councilmember
Larry Rodriguez, Councilmember



Rene Salas, City Manager
Susie A. Altamirano, City Attorney
Adrian Garcia, City Clerk
Masami Higa, Director of Finance

CITY OF SOUTH EL MONTE

REGULAR MEETING OF THE SOUTH EL MONTE CITY COUNCIL

AGENDA

April 7, 2026, 6:00 PM
1415 Santa Anita Avenue, South El Monte, CA 91733

PUBLIC COMMENT

Those wishing to participate during Public Comment may do so in person at the South El Monte City Hall Council Chambers, or may submit written public comments by emailing sem.cityclerk@soelmonte.org. Emailed public comments are due by 5:00 p.m., and should be limited to no more than 250 words. Written public comments will be provided to the City Council and will be part of the record but will not be read aloud.

To participate during public comment via teleconference, see below:

Link: <https://us02web.zoom.us/j/86581711880>

Webinar ID: 865 8171 1880

Or call in: 1 669 900 6833, when prompted, enter 86581711880#

LIVE STREAMING OF MEETINGS

The City of South El Monte live streams the City Council Meetings over the Internet at <https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes>. After the meetings, recordings are immediately posted. NOTE: Your attendance at this public meeting may result in the streaming and recording of your image and/or voice.

AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at (626) 579-6540 at least 72 hours prior to the meeting.

MEETINGS

The City Council holds regular meetings on the first and third Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 Santa Anita Avenue, South El Monte, California. Special and Adjourned Regular meetings start time are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

VIEWING OF AGENDA PACKETS

Full agenda packet can be viewed either at <https://www.cityofsouthelmonte.org/129/Meeting-Agendas-Minutes> or in the City Clerk's Office during normal business hours Monday through Thursday, 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact:

Adrian Garcia, MMC, City Clerk
Ph (626) 443-4928
Cell (626) 926-3071

Sabrina A. Muhne, Deputy City Clerk
Ph (626) 652-3121
Cell (626) 374-1998

LEVINE ACT DISCLOSURE

Pursuant to the Levine Act (Govt Code Section 84308), any party to a permit, license, contract, or other entitlement before the City Council is required to disclose on the record any campaign contribution, including aggregated contributions, of more than \$500 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well. The disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made. Council Members are also required to make such disclosures and recuse themselves.

CONFLICT OF INTEREST

City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure of financial interest when the item is called and recuse themselves.

AGENDA BEGINS ON THE FOLLOWING PAGE

1. ROLL CALL

Councilmembers: Acosta, Delgado, Rodriguez, Mayor Pro Tem Bojorquez, and Mayor Olmos

2. PLEDGE OF ALLEGIANCE

Councilmember Manuel Acosta

3. INVOCATION

Pastor Patricia Garrett, Faith Dominion Church

4. PRESENTATIONS

4.a. Presentation of Certificates of Recognition to the South El Monte High School Academic Decathlon Team

4.b. 2025 Housing Element Annual Progress Report

4.c. SEM Business Workshop Series Overview

5. APPROVAL OF THE AGENDA AND WAIVER OF FULL READING OF ORDINANCES

By motion of the City Council, this is the time to notify the public of any changes to the agenda, remove items from the consent calendar for individual consideration and/or rearrange the order of the agenda.

6. PUBLIC COMMENT

Speakers may provide public comments on any matter within the subject matter jurisdiction of the City Council, including items on the agenda. Each speaker will be limited to five minutes. Unless a majority of the Council objects, the Mayor may provide speakers more or less time to speak. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

7. CONSENT CALENDAR

Items on the consent calendar are considered to be routine and customary and are enacted by a single motion with the exception of items previously removed by a member of the City Council during "Approval of the Agenda" for individual consideration. Any items removed shall be individually considered immediately after taking action on the Consent Calendar.

7.a. CONSIDERATION AND APPROVAL OF THE SPECIAL CITY COUNCIL MEETING MINUTES OF MARCH 3, 2026, AND REGULAR CITY COUNCIL MEETING MINUTES OF MARCH 3, 2026

RECOMMENDED ACTION: Staff is requesting approval of Minutes for the March 3, 2026, Special City Council Meeting and March 3, 2026, Regular City Council Meeting.

CONSENT CALENDAR (CONTINUED)

7.b. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-022, APPROVING WARRANTS FOR THE PERIOD OF FEBRUARY 26, THROUGH MARCH 11, 2026

Authorizing payment of City expenditures for the period of February 26, 2026, through March 11, 2026, totaling \$3,023,211.59.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 26-022, authorizing payment of City expenditures.

7.c. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-023, APPROVING PROJECT ACCEPTANCE AND NOTICE OF COMPLETION FOR THE SAFE ROUTES TO SCHOOL PEDESTRIAN SAFETY PROJECT, ATP CYCLE 5, ATPL-5352(023)

On September 30, 2024, the Engineering Department solicited bids for the Safe Routes to School Pedestrian Safety Project, ATP Cycle 5, ATPL-5352(023). The work involved installation of pedestrian safety upgrades at signalized intersections and uncontrolled crosswalks including RRFBs, pedestrian push buttons, countdown systems, overhead pedestrian signal systems, speed radar feedback signs, pedestrian ramps, signage, crosswalks and striping around schools and major destinations. On November 12, 2024, Toro Enterprises, Inc. ("Contractor") was awarded a construction contract for the Safe Routes to School Pedestrian Safety Project, ATP Cycle 5, ATPL-5352(023). The final cost for the construction work completed by Toro Enterprises, Inc. is \$1,496,102.79.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-023, accepting the completion for the Safe Routes to School Pedestrian Safety Project, ATP Cycle 5, ATPL-5352(023);
2. Authorize City Clerk to send the Notice of Completion for recordation to the Los Angeles County Recorder's Office;
3. Release retention accordingly.

7.d. CONSIDERATION AND APPROVAL OF RESOLUTION NO. 26-024, REPEALING RESOLUTION 23-103 AND APPROVING A FIRST AMENDMENT TO THE AGREEMENT FOR CONTRACT SERVICES TO LOC ARCHITECTS FOR ARCHITECTURAL DESIGN SERVICES FOR NEW TEMPLE PARK MULTI-PURPOSE/COMMUNITY ROOM, SNACK BAR, AND RESTROOM REHABILITATION

Staff seeks City Council approval to amend the contract compensation amount for LOC Architects for Architectural Design Services for New Temple Park Multi-Purpose/Community Room, Snack Bar, and Restroom Rehabilitation.

Consent Calendar Item 7.d. (Recommendation) next page.

CONSENT CALENDAR (CONTINUED)

Item 7.d.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-024, approving a First Amendment to the Agreement for Contract Services with LOC Architects for Architectural Design Services for New Temple Park Multi-Purpose/Community Room, Snack Bar, and Restroom Rehabilitation to increase the contract sum by Seventy-Nine Thousand Eight Hundred Sixty-Seven Dollars and Fifty Cents (\$79,867.50) for a new total not-to-exceed sum of Two Hundred Eighteen Thousand Two Hundred Sixty-Seven Dollars and Fifty Cents (\$218,267.50) and to extend the term to November 14, 2027; and
2. Authorize the City Manager or designee to negotiate and execute the agreement.

8. PUBLIC HEARINGS

8.a. APPROVAL OF RESOLUTION NO. 26-025, AUTHORIZING THE FUNDING OF AN APPROXIMATELY 100-FOOT PYLON SIGN IN AN AMOUNT NOT TO EXCEED \$884,608 AND APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND SANTA ANITA COMMERCIAL GROUP LLC ESTABLISHING PAYMENT CONDITIONS FOR THE FUNDING OF THE PYLON SIGN FOR THE PROPERTY LOCATED AT 1127-1223 SANTA ANITA AVENUE

The City of South El Monte ("City") has identified the Santa Anita Avenue corridor as a priority area for economic revitalization. Proposed development at 1127-1223 Santa Anita Avenue ("Property"), which includes a new In-N-Out Burger and up to five additional tenant spaces, provides the City an opportunity to create a gateway to the City through development of a commercial pylon sign with the City's name and logo located at the Property ("Project"). To facilitate this project and secure the City's branding on the sign, the City Council selected a preferred design at its regular meeting of February 17, 2026. Staff is recommending that the City provide majority funding for the pylon sign in an amount not to exceed \$884,608 ("City Contribution"), which will be paid directly to the contractor that is awarded the bid for the pylon sign construction ("Contractor") as reimbursement for the actual cost of the sign. To protect the public's investment, staff also recommends that the City enter into an MOU with the property owner, Santa Anita Commercial Group, LLC ("Owner"), to establish the terms and conditions of the City Contribution.

Public Hearings Item 8.a. (Recommendation) next page.

PUBLIC HEARINGS (CONTINUED)

Item 8.a.

RECOMMENDED ACTION: Staff recommends City Council:

1. Adopt Resolution No. 26-025, authorizing the funding of an approximately 100-foot pylon sign on Santa Anita Avenue in an amount not to exceed \$884,608 and approving a Memorandum of Understanding ("MOU") between the City and Santa Anita Commercial Group, LLC securing branding rights and establishing payment conditions for the majority funding of the pylon sign for the property located at 1127-1223 Santa Anita Avenue ("Property"); and
2. Authorize the City Manager or designee to negotiate and execute the MOU.

9. GENERAL BUSINESS

9.a. CONSIDERATION AND APPROVAL TO HOST THE SEM 2026 INTERNATIONAL SOCCER WATCH PARTIES

In just a few months, the eyes of the world will be on Southern California as we co-host the FIFA World Cup²⁶TM. As the tournament kicks off on June 11, 2026, the City is planning a series of vibrant family-friendly public viewing events, SEM 2026 International Watch Parties ("Watch Parties") for high-demand matches to provide a centralized location for residents and visitors to gather. These events are designed to be high-impact community celebrations that drive foot traffic for local businesses and enhance the City's profile as a premier event destination.

RECOMMENDED ACTION: Staff recommends City Council:

1. Authorize the City to host the SEM 2026 International Soccer Watch Parties events; and
2. Appropriate from General Fund Balance in the estimated amount of \$149,253 to the City's Special Events Account (01-151-1543-5952).

9.b. SPEED BUMP SURVEY ALONG MICHAEL HUNT DRIVE

Update on staff efforts on conducting community outreach regarding the implementation of speed bumps along Michael Hunt Drive.

RECOMMENDED ACTION: Receive and File and/or provide additional direction to staff.

10. COMMITTEE REPORTS, INCLUDING AB 1234 REPORTS

AB 1234, section 53232.3(d) requires Members of a legislative body to provide brief reports on meetings attended at the expense of the local agency (i.e., League of California Cities Conferences, ICSC conferences, etc.) at the next regular meeting of the legislative body.

Correspondence next page.

11. CORRESPONDENCE

11.a. LETTER FROM EL MONTE/SOUTH EL MONTE COMMUNITY OUTREACH REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE SENIOR CENTER DINNING HALL TO HOST A MEMORIAL CEREMONY FOR BLANCA FIGUEROA AND WAIVER FOR ALL THE FEES ASSOCIATED WITH THE RESERVATION

The El Monte/South El Monte Community Outreach ("Community Outreach") organization is requesting a facility fee waiver for the use of the Senior Center Dinning Hall to host a memorial ceremony for long-time resident, Patriotic Commissioner, and former Mayor of the City of South El Monte, Blanca Figueroa. In addition, Community Outreach is requesting City Council consider waiving all the fees associated with the reservation.

RECOMMENDED ACTION: Staff recommends that the City Council discuss and consider:

1. The requested facility fee waiver for the use of the Senior Center Dinning Hall in the amount of \$300.00; and
2. The request to waive the non-waived fees associated with the reservation in the amount of \$902.00.

11.b. LETTER FROM EL MONTE/ SOUTH EL MONTE COMMUNITY OUTREACH REQUESTING A FACILITY FEE WAIVER FOR THE USE OF THE SENIOR CENTER CRAFT ROOM AND TO WAIVE ALL THE FEES ASSOCIATED WITH THE RESERVATION

The El Monte/South El Monte Community Outreach ("Community Outreach") organization is requesting a facility fee waiver for the use of the Senior Center Craft Room to host the organization's meetings and gatherings. In addition, Community Outreach is requesting City Council consider waiving all the fees associated with the reservation.

RECOMMENDED ACTION: Staff recommends that the City Council discuss and consider:

1. The facility fee waiver request for the use of the Senior Center Craft Room in the amount of \$760.00; and
2. The Community Outreach request to waive the non-waived fees associated with the reservation in the amount of \$1,792.00.

Correspondence Items 11.c. through 11.e. next page.

CORRESPONDENCE (CONTINUED)

11.c. CONTINUANCE OF REQUEST FROM THE MONTEBELLO BREWERS BASEBALL CORPORATION FOR A FACILITY FEE WAIVER FOR THE USE OF DEAN L. SHIVELY PARK FIELD AND NEW TEMPLE PARK FIELDS AND CONSIDERATION TO HOST TWO BASEBALL TOURNAMENTS IN 2026

At the March 17, 2026, City Council Meeting, City Council approved a fee waiver request from the Montebello Brewers Baseball Corporation (Brewers) for the use of Shively and New Temple Park fields to host their 2026 season's practices and games. In addition, Brewers is requesting approval to host two baseball tournaments. During the discussion, the Brewers proposed modifications to their original request. As a result, City Council directed staff to continue this item until the following City Council meeting with updated applications, revised fee waiver calculations, and a field use agreement between the City and the Brewers.

RECOMMENDED ACTION: Staff recommends that the City Council discuss and consider :

1. The revised facility fee waiver request for the use of Shively Park field and New Temple Park fields in the amount not to exceed \$69,700.00; and
2. The Brewers request to host two baseball tournaments.

11.d. LETTER FROM SPIRITT FAMILY SERVICES FOR THE CITY TO CONSIDER SPONSORING THE 2ND ANNUAL FUNDRAISING LUNCHEON "BLOOMING MINDS" THURSDAY, JUNE 4TH, 2026

SPIRITT Family Services is a nonprofit foundation in the City of South El Monte that promotes mental health challenges for community members. The event will collect funds to empower families to improve health and well-being and strengthen communities.

RECOMMENDED ACTION: Staff recommends City Council choose a sponsorship level ranging from \$5,000, \$2,500, \$1,500, \$500 or individual tickets at \$100 each. Each level has special promotions, including VIP tables for the event and advertising opportunities (see letter).

11.e. LETTER OF SUPPORT REQUESTED BY THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS FOR AB 1786 (HARABEDIAN) — BEST VALUE CONTRACTING, WHICH WOULD EXTEND OPTIONAL BEST VALUE CONTRACTING AUTHORITY TO GENERAL LAW CITIES AND THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS.

AB 1786 provides cities with an optional tool to utilize best value contracting for complex infrastructure projects in excess of \$500,000, allowing agencies to consider qualifications, experience, and project delivery factors alongside cost, while maintaining transparency, competitive bidding, and accountability safeguards.

Correspondence Item 11.e. (Recommendation) next page.

CORRESPONDENCE (CONTINUED)

Item 11.e.

RECOMMENDED ACTION: Staff recommends City Council send a letter of support for AB 1786 (Harabedian) to ensure the best value contracting, which would extend best value contracting authority to general law cities and the San Gabriel Valley Council of Governments.

12. COUNCILMEMBERS' AGENDA

12.a. MAYOR PRO TEM RUDY BOJORQUEZ

Discussion/Action to provide a letter supporting SB 1314 Youth Over Smoke Act.

12.b. COUNCILMEMBER LARRY RODRIGUEZ

Discussion/Action on Buffer Zone regulations for Election Campaign Solicitation near Schools and Parks.

13. CLOSED SESSION

13.a. PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1) – ANNUAL PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO TERMS OF AGREEMENT

Title: City Manager

13.b. PURSUANT TO GOVERNMENT CODE SECTION 54957.6 – Conference with Labor Negotiator

City Designated Representative: Susie Altamirano, City Attorney
Unrepresented Employee: City Manager

13.c. CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION

(Significant exposure to litigation pursuant to California Government Code Section 54956.9(d)(2): One Matter

13.d. CONFERENCE WITH LEGAL – ANTICIPATED LITIGATION

(Significant exposure to litigation pursuant to California Government Code Section 54956.9(d)(2): One Matter

13.e. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Pursuant to California Government Code Section 54956.9(d)(1))
Name of case: Gloria Olmos v. City of South El Monte, et al. Case Number: 2:26-cv-03344

14. ADJOURNMENT

NEXT REGULAR CITY COUNCIL MEETING:

Tuesday, April 21, 2026, at 6:00 p.m.

CERTIFICATION

I, Adrian Garcia, MMC, City Clerk of the City of South El Monte, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on this April 2, 2026, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at the following locations: City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org.



Adrian Garcia, MMC